



United States Department of the Interior

NATIONAL PARK SERVICE
Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Review and Comments on Building/Zoning Permit Application

Applicant(s):

Owner: Joshua Judge

Agent: Cramer Consulting

Tax Map #:

986.40-3.35

Application No.:

Case #15 on June 4, 2014

Zoning Authority:

Brookhaven

Community:

Fire Island Pines

Object (Yes/No):

Yes

If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.

Reason for Objection: 36 CFR Part 28.12(d)

Objection Type:

Exceeds 35% maximum lot occupancy

Comments:

The applicant is requesting variances for the existing shed and 2nd story deck with stairs and a proposed hot tub. The lot occupancy is calculated on the survey to be 49.8%, far in excess of the 35% allowed under the federal standards. In 1974, an application was submitted to the town (copy attached) for the construction of the 2-story house and detached pool, in which a building permit was apparently granted, though we have no record. However, since that time, the house has been enlarged beyond that initial application and a significant amount of decking and walkways were also added, all apparently done without permits. We object to the continual overbuilding on this property, and recommend denial of the application to legalize this excessive development.

Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.

Superintendent

5/8/2014

Date